

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between BILLY TODD HOMES, INC., Grantor, and BETTY B. LUDWIG, an unmarried person, Grantee,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantee to the Grantor, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantee, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DESOTO, State of MISSISSIPPI, and more particularly described as follows, to-wit:

LOT 16, SECTION "CM", COMMERICAL AREA, BRIDGETOWN SUBDIVISION, IN SECTION 23, TOWNSHIP 2 SOUTH, RANGE 7 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 51, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- 2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

STATE MS.-DESOTO CO. *BC*
FILED *H*

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BK 446 PG 613
W.E. DAVIS CH. CLK.

3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 13th day of June, 2003.

BILLY TODD HOMES, INC.

TAWANDA TODD TANKERSLEY,
ASSISTANT SECRETARY

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named TAWANDA TODD TANKERSLEY, who acknowledged to me that she is the ASSISTANT SECRETARY of the corporation known as BILLY TODD HOMES, INC., and that for and on behalf of said corporation and as its act and deed she signed and delivered the foregoing instrument of writing on the day and year therein mentioned, she having been first duly authorized to do so.

GIVEN under my hand and official seal on this the 13th day of June, 2003.

My Commission Expires:



Freda R. Buckingham
NOTARY PUBLIC

ADDRESS OF GRANTOR:
P O BOX 906
SOUTHAVEN, MISSISSIPPI 38671
Home: 662-349-2086
Work: 662-349-2086

ADDRESS OF GRANTEE:
2044 PLUMAS DRIVE
NESBIT, MISSISSIPPI 38651
Home: 662-349-2086
Work: 662-537-8027

PREPARED BY AND RETURN TO:
HOLCOMB DUNBAR, P.A.
P. O. BOX 190
SOUTHAVEN, MS 38671-0190
(662) 349-0664

FILE# 803373/FRB